



4/1 Lindsay Road, Newhaven, Edinburgh, EH6 4EP

Light & Well Presented, Two Bedroom, Dual Aspect, First-Floor Flat

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Property Description

Light and well-presented, two-bedroom, dual aspect, first-floor flat, with views to the Forth and Leith Docks. Set in a modern, factored residential development, located in the popular Newhaven area, north of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a utility cupboard, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a fitted kitchen, a Juliet balcony, contemporary flooring, double glazing and gas central heating. In addition, there is an alarm system and good integrated storage provision, including wardrobes for each bedroom and a hall store.

The development also provides a lift service, a video entry system, and a secured underground parking facility.

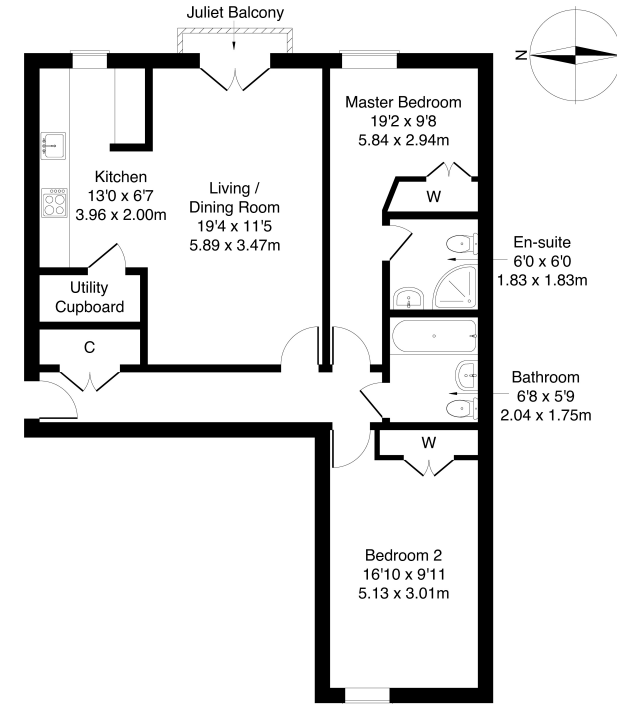
A welcoming hall gives access throughout the property and features a secured entry system, an alarm system, and a built-in storage cupboard. Set to the front, a spacious living area has ample room for lounge and dining furniture and features a Juliet balcony with views to the Forth, light decor, wood effect flooring, and two pendant light fittings. Open to the lounge, the kitchen area gives access to the utility cupboard; whilst modern fitted units include stone-effect worktops, a sink with a drainer, a tiled surround, and an integrated dishwasher, oven and gas hob.

A master bedroom is set to the front, with a built-in wardrobe, light decor, wood effect flooring and an en-suite shower room with a two-piece suite and a corner cubicle. A second spacious double bedroom is set to the rear and also includes wood effect flooring and a built-in wardrobe. Completing the accommodation, set internally off the hall, a bathroom is fitted with a three-piece suite with a rainfall shower over the bath, tiled splash walls and a shaver point.

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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newhaven area and its historic harbour lie on the Firth of Forth coastline, with a mix of period stone-built dwellings and modern, factored residential developments. There is a wide range of local amenities on hand nearby, and a superb choice of restaurants, bars, and cafés are available at the renowned Shore area. A 24-hour ASDA lies a short distance from the property, and there is abundant shopping in

Leith with numerous high-street stores, whilst there is a Marks & Spencer's Food Hall, cinema, and numerous high-street names at Ocean Terminal complex. Well-regarded schooling is available within the area, and regular public transport, including the tram, is available from Wester Harbour Drive, Lindsay and Newhaven Roads, with connections to the city centre and surrounding areas.





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